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April 15, 2005

Rancho Allen, LLC
270 East Flamingo Road, Suite #225
Las Vegas, Nevada 89109

RE: RQR-5741 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF MARCH 2, 2005

Dear Applicant:

The City Council at a regular meeting held March 2, 2005 APPROVED the Required Two-Year Review of an approved Special Use Permit (U-0080-96) WHICH ALLOWED FOUR (4) 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 3, 2005. This approval is subject to:

Planning and Development

1. This review applies to the two remaining Off-premises Advertising (Billboard) Signs on this site.
2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-premises Advertising (Billboard) Sign is removed.
3. If the existing Off-premises Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-premises Advertising (Billboard) Sign shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of the Downtown Centennial Plan and Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. The Off-premises Advertising (Billboard) Signs and supporting structures shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-premises Advertising (Billboard) Signs.

RQR-18896
04/12/07 PC

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5. All City Code requirements and design standards of all City Departments shall be satisfied.
6. The two remaining off-premise advertising (billboard) signs shall be removed upon the issuance of any grading permit for the site.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Peyman Masachi
270 East Flamingo Road, Suite #225
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